



ABS. NNN DOLLAR GENERAL PLUS | OPENED IN JAN

ACTUAL STORE

7750 KY-88, GREENSBURG, KY 42743

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EXCLUSIVELY LISTED BY:

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STATE BROKER OF RECORD:

BRIAN BROCKMAN

BANG REALTY
11427 REED HARTMAN HWY #236
CINCINNATI , OH 45241
513.898.1551

INVESTMENT SUMMARY

List Price:	\$1,468,684
Current NOI:	\$93,995.76
Initial Cap Rate:	6.40%
Land Acreage:	+/- 1.0
Year Built	2023
Building Size:	10,640 SF
Price PSF:	\$138.03
Lease Type:	Absolute NNN
Lease Term:	15 Years
Average CAP Rate:	6.40%

INVESTMENT OFFERING

Fortis Net Lease is pleased to present this brand new 10,640 SF. Dollar General Plus size store located in Greensburg, Kentucky. The property is secured with a 15 year Absolute NNN Lease, leaving zero landlord responsibilities. The lease contains 5 (5 year) options to renew, each with a 10% rental rate increase. The lease is corporately guaranteed by Dollar General Corporation which holds a credit rating of “BBB”, which is classified as Investment Grade. The store is currently open with rent having commenced in January 2023.

This Dollar General is highly visible as it is strategically positioned on the corner of Donansburg New Salem Road and KY-88 which sees 1,847 cars per day. The ten mile population from the site is 13,227 while the three mile average household income is \$45,466 per year, making this location ideal for a Dollar General. There is limited competition with the next dollar store 9 miles away. The Subject offering represents an ideal opportunity for a 1031 exchange buyer or a “passive” investor to attain the fee simple ownership of Dollar General. This investment will offer a new owner continued success due to the financial strength and the proven profitability of the tenant, the nation’s top dollar store. List price reflects a 6.40% cap rate based on NOI of \$93,995.76.



PRICE \$1,468,684



CAP RATE 6.40%



LEASE TYPE Absolute NNN



TERM REMAINING 15 Years

INVESTMENT HIGHLIGHTS

- 15 Yr Absolute NNN Lease | Zero Landlord Responsibilities
- **2023 BTS Construction | Just Opened in January 2023**
- **Concrete Parking Lot**
- Five (5 Year) Options | 10% Rent Increases At Each Option
- **Corner Site Location | Accessible from Both Streets**
- Three Mile Household Income \$45,466
- Ten Mile Population 13,227
- 1,847 Cars Per Day on KY-88
- Investment Grade Dollar Store With "BBB" Credit Rating
- DG Reported 32 Consecutive Years of Same Store Sales Growth
- **Limited Competition Area | Next Dollar Store 9 Miles Away**

DOLLAR GENERAL PLUS

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FINANCIAL SUMMARY

INCOME		PER SF
Rent	\$93,995.76	\$8.83
Gross Income	\$93,995.76	\$8.83
EXPENSE		PER SF
Expenses	\$0	\$0.00
Gross Expenses	\$0	\$0.00
NET OPERATING INCOME	\$93,995.76	\$8.83

PROPERTY SUMMARY

Year Built:	2023
Lot Size:	+/- 1.0 Acre
Building Size:	10,640 SF
Traffic Count:	1,847
Roof Type:	Standing Seam
Zoning:	Commercial
Construction Style:	Plus Size Prototype
Parking Lot:	Concrete
Warranties	Construction
HVAC	Roof Mounted

LEASE SUMMARY

Tenant:	Dollar General
Lease Type:	Absolute NNN
Primary Lease Term:	15 Years
Annual Rent:	\$93,995.76
Rent PSF:	\$8.83
Landlord Responsibilities:	None
Taxes, Insurance & CAM:	Tenant Responsibility
Roof, Structure & Parking:	Tenant Responsibility
Lease Start Date:	1/15/2023
Lease Expiration Date:	1/31/2038
Lease Term Remaining:	15 Years
Rent Bumps:	10% At Each Option
Renewal Options:	Five (5 Year)
Lease Guarantor:	Dollar General Corporation
Lease Guarantor Strength:	BBB
Tenant Website:	www.DollarGeneral.com



GROSS SALES:
\$37.8 BILLION



STORE COUNT:
19,000+



GUARANTOR:
DG CORP



S&P:
BBB

DOLLAR GENERAL PLUS

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TENANT NAME	UNIT SIZE (SF)	LEASE START	LEASE END	ANNUAL RENT	% OF GLA	RENT PER SF/YR
Dollar General	10,640	1/15/2023	1/31/2038	\$93,995.76	100.0	\$8.83
			Option 1	\$103,395.33		\$9.72
			Option 2	\$113,734.87		\$10.69
			Option 3	\$125,108.35		\$11.75
			Option 4	\$137,619.19		\$12.93
			Option 5	\$151,381.11		\$14.22
Totals/Averages	10,640			\$93,995.76		\$8.83



TOTAL SF
10,640



TOTAL ANNUAL RENT
\$93,995.76



OCCUPANCY RATE
100.0%



AVERAGE RENT/SF
\$8.83



NUMBER OF TENANTS
1



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 FORTIS NET LEASE™



10.6% INCREASE
IN NET SALES



1,050 STORES
OPENING IN 2023



\$37.8 BIL
IN SALES

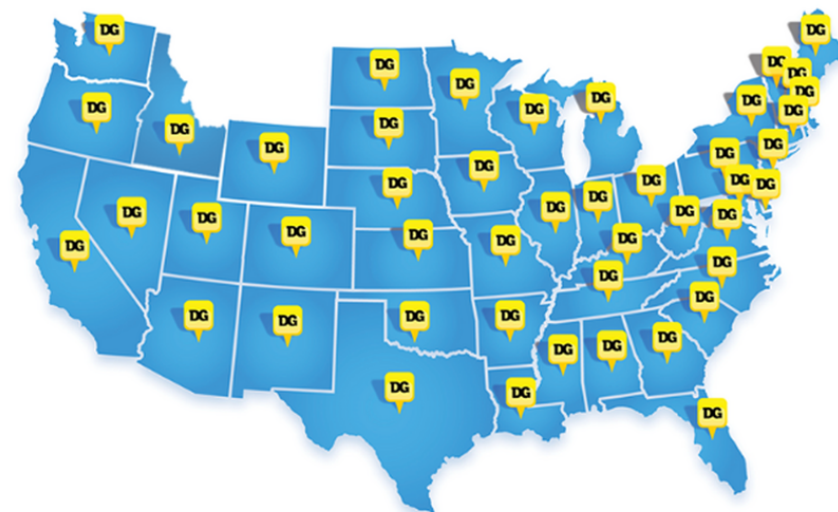


84 YEARS
IN BUSINESS



4.3%
SAME STORE GROWTH

DOLLAR GENERAL is the largest “small box” discount retailer in the United States. Headquartered in Goodlettsville, TN, the BBB S&P rated company was established in 1939. There are more than 19,000+ stores with more than 173,000 employees, located across 47 states. Dollar General has more retail locations than any retailer in America. The Dollar General store format has typically been in rural and suburban markets, but now they are expanding into more densely populated areas. DG opened 1,110 new stores in 2022, and planning to open an additional 1,050 in 2023. The Dollar General strategy is to deliver a hassle-free experience to customers, by providing a carefully edited assortment of the most popular brands in both retail and consumer products.



19,000+ STORES ACROSS 47 STATES

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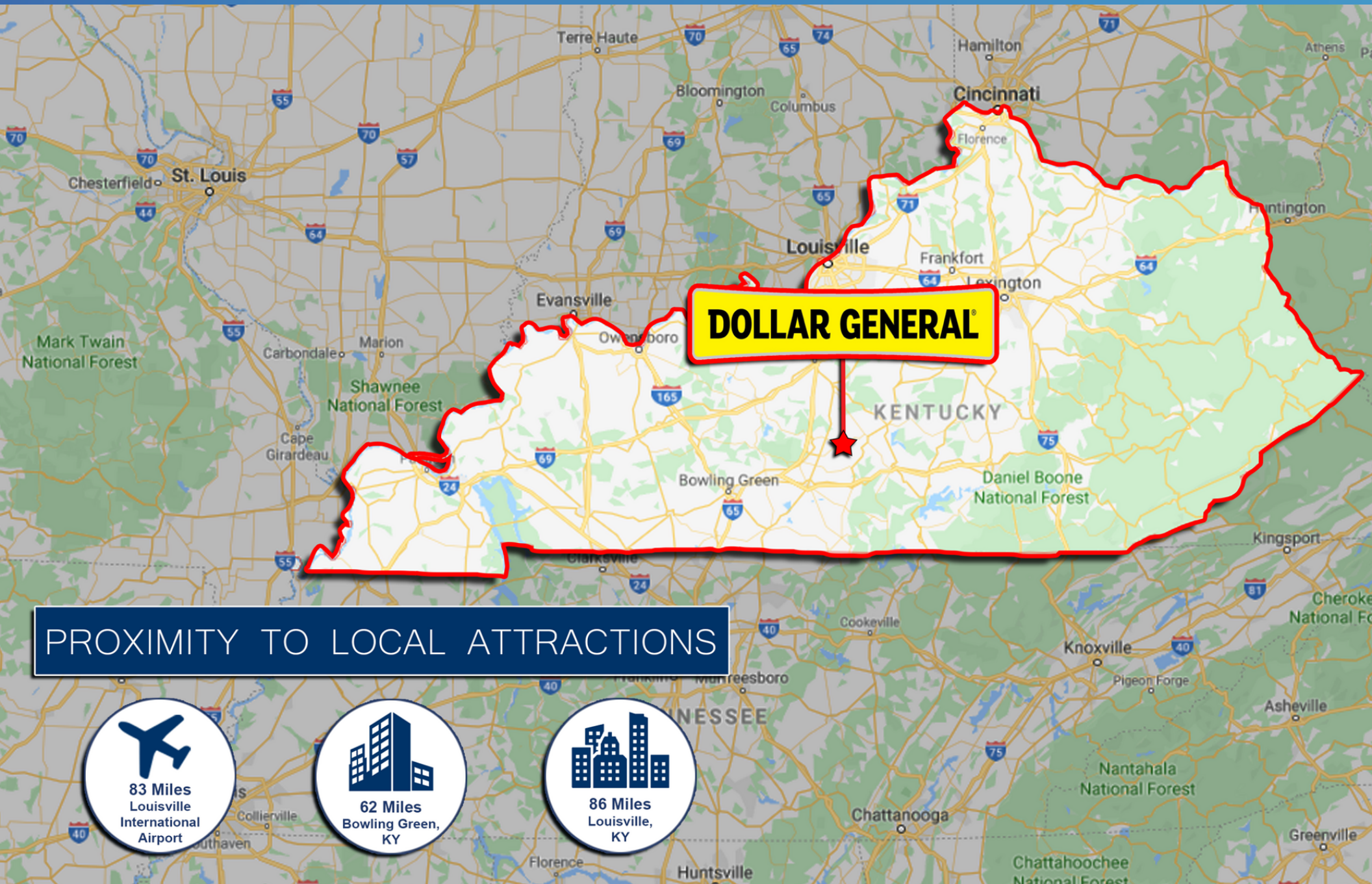
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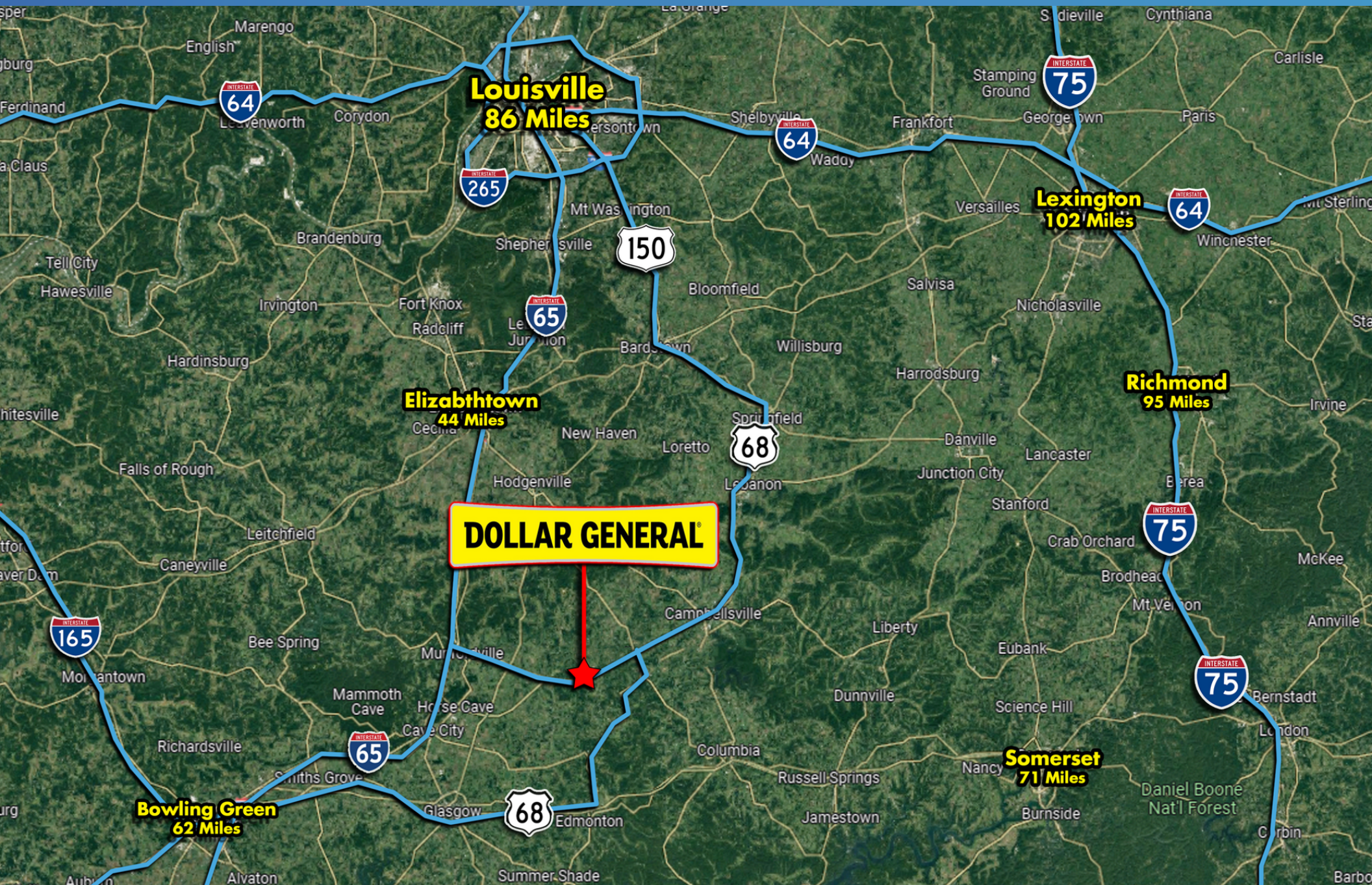
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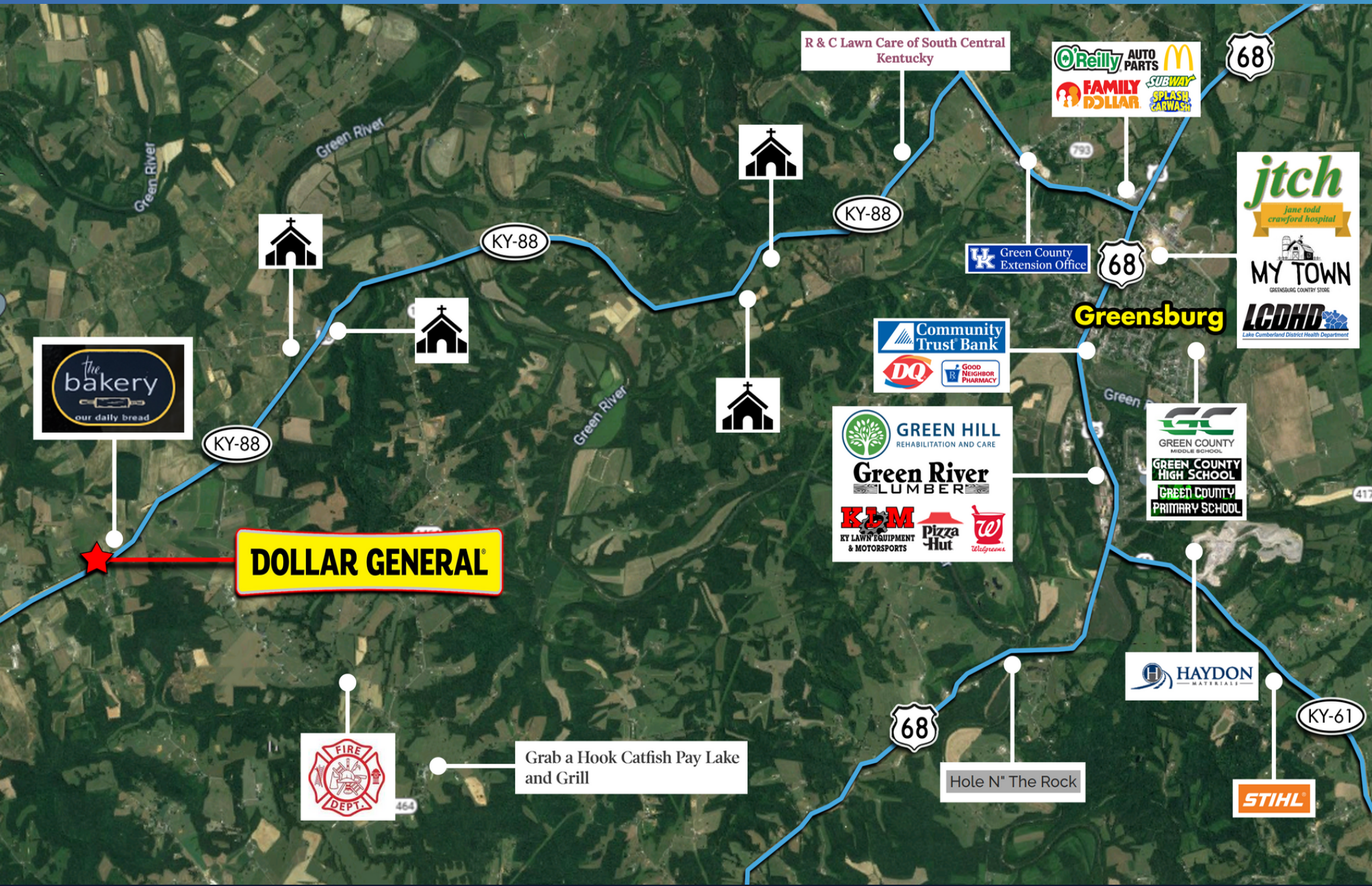
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Greensburg is a charming small town located in the heart of Green County, Kentucky, United States. The town is situated in the southern part of the state and is surrounded by rolling hills and lush greenery, making it a picturesque destination for visitors.

Greensburg has a population of just over 2,000 people, giving it a relaxed and friendly atmosphere. The town's historic downtown district boasts a range of locally-owned shops, restaurants, and cafes, as well as several well-preserved historic buildings.

One of the town's most popular attractions is the Green River Lake, a 8,200-acre reservoir that offers fishing, boating, and swimming opportunities for locals and tourists alike. The Green River State Park, which surrounds the lake, also provides hiking and camping facilities for nature enthusiasts.

Greensburg is easily accessible by car, located just off the intersection of two major highways - US 68 and KY 61. The town is approximately a 90-minute drive from Louisville and a two-hour drive from Lexington.

Overall, Greensburg is a wonderful location for those looking for a peaceful and scenic escape from the hustle and bustle of city life.

POPULATION	3 MILES	5 MILES	10 MILES
Total Population 2022	986	2,427	13,227
Total Population 2027	1,003	2,471	13,454
Median Age	41.4	40.5	42.0
# Of Persons Per HH	2.5	2.5	2.4
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	402	974	5,367
Average HH Income	\$45,466	\$50,536	\$58,442
Median House Value	\$64,798	\$78,967	\$104,364
Consumer Spending	\$11.8 M	\$30.7 M	\$132.1 M





TOTAL SALES VOLUME

\$8.5B

PROPERTIES SOLD

3,750+

BROKER & BUYER REACH

345K

STATES SOLD IN

44

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